



Lady Aylesford Avenue

Stanmore

Offers over £550,000

A two bedroom, two bathroom flat with a beautiful balcony and views over Temple Pond.

On the ground floor of a modern building in the renowned Lady Aylesford development. The flat has a large master bedroom with built-in wardrobes and an Ensuite bathroom, an additional second double bedroom and family bathroom. The semi-open plan kitchen and living room come with sliding doors to the South facing balcony and spectacular views.

Share of Freehold with a lease of 999 years from 2003.

Service Charge of £2682.50.

Ground Rent Nil.

Harrow Council Tax Band E.

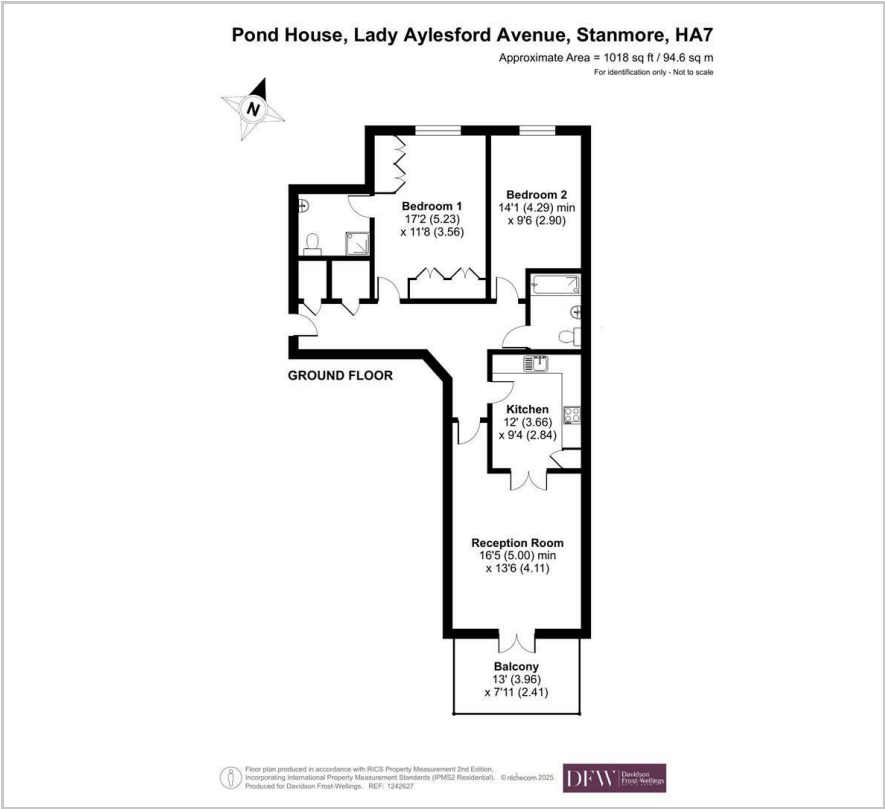
- Two bedrooms
- Two bathrooms
- South facing balcony
- Views of Temple Pond
- Underground parking
- Share of freehold

Viewing

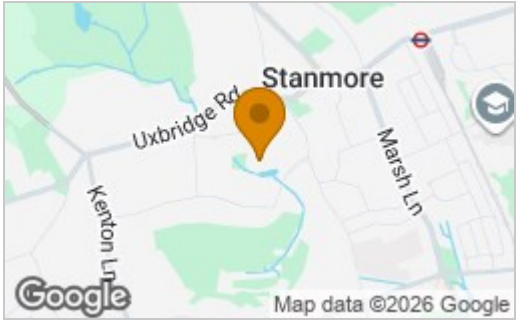
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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